



## NEW PALTZ

14-18 Plattekill Ave, New Paltz, NY, 12561

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**\$1,160,000**

Available for the first time in 50 years, this iconic Victorian in the heart of the Village of New Paltz blends unbeatable walkability with architectural charm and a rich menu of potential future uses. The picturesque property, set atop a tree-canopied bluff overlooking Village Hall and mere steps from Main Street and the SUNY New Paltz campus, features a 3, 669-square-foot, 3-story main house with an incredible catalog of original details still intact, including ornate fretwork on the front and back porches, well-preserved clapboard and louvered shutters, rounded doorways, bay windows, built-in bookcases and an unique spider-web-patterned maple floor with mahogany inlay in the formal dining room. The tall ceilings and oversized windows throughout the house give it a sunny, light-filled sense of openness, especially in the unusually large kitchen and living room. A finished third floor, with full bathroom, offers additional space for guests or storage. Directly behind the house sits a large renovated barn building, now adapted for use as a professional office space, with a 3-car garage plus an additional 2, 431-square-feet of finished rooms on 2 floors, including 5 offices, a kitchenette, 2 half bathrooms, a conference room, and a paneled executive suite with its own library loft crowned by a windowed cupola. The entire .54-acre property, which includes ample off-street parking, is classified as one parcel but with split zoning: R2 (two-family) for the house, and B2 ("core business") for the barn building, offering a variety of potential options for future use, both residential and commercial. Even better, that flexibility is coupled with proximity – 90 minutes by car to Manhattan and about as many seconds by foot to both the SUNY campus and bustling Main Street – making this a unique live-work or investment opportunity in the Hudson Valley's most popular college town.

**Addendum:** NOTE: Zoning designations (R2 for the house and B2 for the renovated barn building) are as provided by the Village of New Paltz, and should be confirmed by Buyer Agent. Floor plans for each building, as well as the Village-published list of permitted uses for the property, are available in Associated Documents or by request to a Listing Agent. Total square footage for the house (3, 669) is as per county property records, while finished square footage for the office building (2, 431) is as measured by the Listing Agents; both should be confirmed by Buyers Agent.

**MLS #:** 20232661

**Listing Category:** Residential

**Acreage:** 0.54

**Age:** 100-200

**Bathrooms:** 3

**Half Baths:** One

**Zone:** R2/b2

**Area:** 3,669 sq ft

**Year built:** 1873

**Bedrooms:** Four

**Full Baths:** Two

**Total Rooms:** 12

**Living Room Level:** 1  
**Kitchen Level:** 1  
**Bedroom 1 Level:** 2  
**Bedroom 3 Level:** 2  
**Den Level:** 1  
**Basement Level:** L  
**Other 2 Level:** 3  
**SqFt 2nd:** 1439  
**Lot:** 35  
**Other Rooms:** Study, Other/see Remarks, Professional Suite

**INTERIOR FEATURES**

**Kitchen Description:** Eat - In  
**Fireplace Location:** Living Room

**UTILITIES**

**Heat Source:** Baseboard, Hot Water  
**Water:** Municipal  
**Sewer:** Municipal

**EXTERIOR FEATURES**

**Garage Type:** Garage Detached  
**Style:**  
**Construction:** Frame/stick  
**Siding:** Wood  
**Roof:** Asph Shingle  
**Lot Features:** Landscaped, Level  
**Lot Dimensions:** 0.54

**LOCATION DETAILS**

**Area/Town:** New Paltz  
**Lot/Site:** Hamlet/village  
**Directions:** Plattekill Ave, New Paltz

**LISTED BY**

**Office Name:** Bhhs Hudson Valley Prop-np  
**Agent First Name:** Donna  
**Agent 2 First Name:** Hayes  
**Post Updated:** 2023-12-05 17:05:21

**Dining Room Level:** 1  
**Family Room Level:** -  
**Bedroom 2 Level:** 2  
**Bedroom 4 Level:** 2  
**Attic Level:** -  
**Other 1 Level:** 3  
**SqFt 1st:** 1511  
**SqFt 3rd:** 719  
**Basement:** Full, Bilco Door Access, Interior Access, Unfinished  
**Survey:** Y

**Flooring:** Linoleum, Wide Board, Wood, Plywood  
**Additional Interior Features:** 9 Ft. Ceilings

**Heating Fuel:** Oil  
**Plumbing:** Mixed  
**Utility Level:** L

**Garage/Parking Extras:** Driveway, Off Street, 3-car  
**Style:** Victorian, Detached  
**Color:** Green  
**Porch:** Deck, Open  
**Other Buildings:** Office, Other/see Remarks  
**Additional Exterior Features:** Landscaped

**School District:** New Paltz Schools  
**County:** Ulster County

**Office 2 Name:** Bhhs Hudson Valley Prop-king  
**Agent Last Name:** Brooks  
**Agent 2 Last Name:** Clement



## CALL US NOW

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**Steve Hubbard**

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